

PLANNING & ZONING COMMISSION Staff Report

REZONING REQUEST RZ 06-13

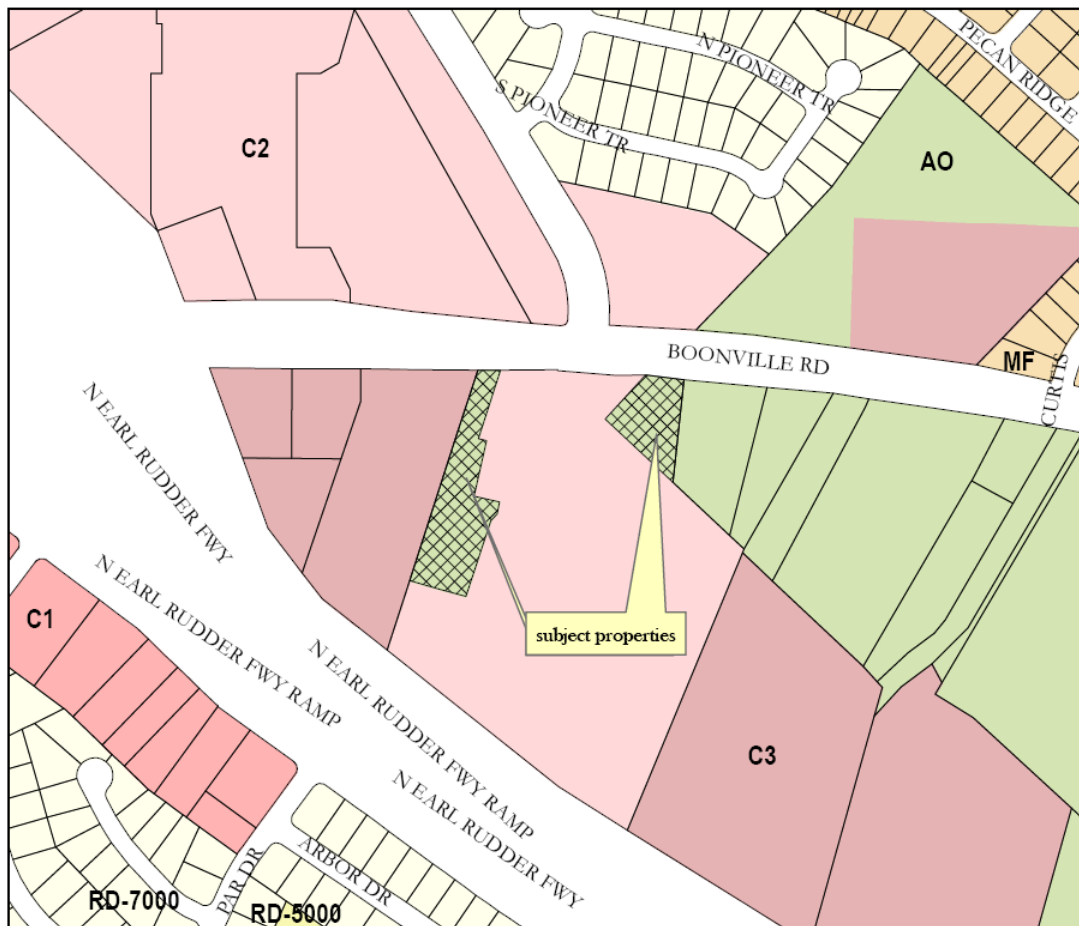
Case Summary

CASE:	rezoning request to 'C-2', Retail from 'A-O', Agricultural-Open
P&Z MEETING DATE:	June 15, 2006
STAFF CONTACT:	Beth Wilson
STAFF RECOMMENDATION:	approval

Site Data

OWNERS:	Ted Wilkinson
APPLICANT:	Ted Wilkinson
LOCATION:	properties are located on the south side of FM 158 directly opposite from the entrance to Austin's Colony Subdivision
LEGAL DESCRIPTION:	three tracts being 0.83, 0.269 and 1.362 acres respectively all out of the approximate 18.5 acre tract being Block 18, Lot 1.1, TR-303, of the John Austin Survey, A-2 Bryan, Brazos County, Texas

Vicinity Map



Analysis of Issues

Background

On November 26, 2002 approximately 16.049 acres of this 18.51 acre tract was granted a zone change from 'A-O', Agricultural – Open to 'C-2', Retail for a future retail development. At this time the owner of the property is requesting a zone change for the balance of the property, approximately 2.46 acres, so that zoning is consistent for the entire tract.

Rezoning Criteria

In making its recommendation regarding a proposed zoning change, the Planning and Zoning Commission shall consider the following factors:

- A. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned; relationship to general area and the City as a whole.

Staff contends that 'C-2', Retail zoning is appropriate in this area, as it will allow for the continuation of retail development.

- B. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area and shall note the findings.

Changing the zoning designation of these tracts will not affect existing or proposed public improvements. Any issues of capacity will be addressed at the time of development.

- C. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development.

There is currently little vacant land zoned 'C-2', Retail in the vicinity.

- D. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.

Retail lots are rapidly developing in this highly traveled corridor. Staff contends that there is a high demand for retail lots in the area.

- E. How other areas designated for similar development will be, or are unlikely to be affected if the proposed amendment is approved, and whether such designation for other areas should be modified also.

If the proposed zoning change were approved, staff believes there to be few, if any, affects on other areas designated for similar developments.

- F. Any other factors affecting health, safety, morals, or general welfare.

Staff does not believe this proposed zone change would adversely affect health, safety, morals, or general welfare.

Staff Recommendation

Staff recommends **approving** the zone change request to 'C-2', Retail.